PT SW1/4 OF NW1/4 & PT OF
SE1/4 OF NW1/4 OF
SEC 19-1N-23E IN OR 1588/1933

BRYAN RHONDA & BRYAN RUSTY D/BLACK EVELYN C
3282 BATTEN ROAD
BRYCEVILLE, FL 32009

2023

19-1N-23-0000-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

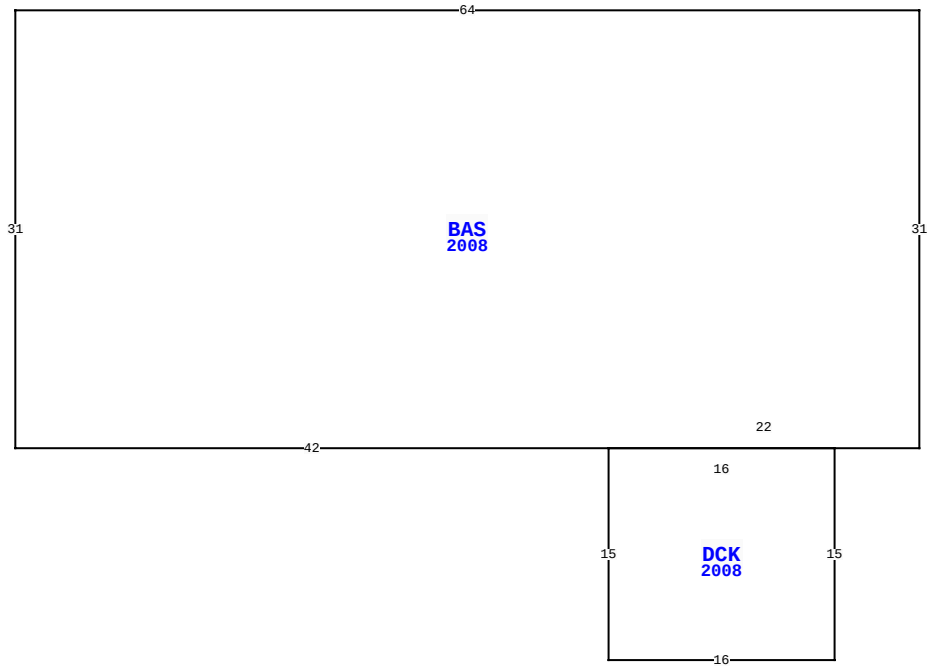
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,984	100	1,984	75,040
DCK	240	15	36	1,362
TOTALS	2,224		2,020	76,401

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,020	122.8000	85.96	173,639	1998	1998	0	0	0	56.00	44.00

1 M/H 94+ – 100% - 2009 Heated Area: 1984 HX Base Yr



BLD DATE	03/20/2009 DJ	LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

3282 BATTEN RD, BRYCEVILLE

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		119,568
TOTAL MARKET OB/XF VALUE		6,825
TOTAL LAND VALUE - MARKET		393,200
TOTAL MARKET VALUE		196,991
SOH/AGL Deduction		71,015
ASSESSED VALUE		125,976
TOTAL EXEMPTION VALUE	13	88,199
BASE TAXABLE VALUE		37,777
TOTAL JUST VALUE		519,593
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		110,371

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24158	NEW CONSTR	0	11/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1998/1874	8/20/2015	QC	U	I	11	100
GRANTOR: RAYONIER ATLANTIC TIM						
GRANTEE: BRYAN RHONDA & REST						
1588/1933	10/10/2008	WD	U	V	01	100
GRANTOR: BRYAN RHONDA						
GRANTEE: BRYAN RHONDA & REST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W64 S31 E42 DCK=[YR=2008] S15 E16 N15 W16$ E22 N31$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
3	0940	SHEDS/PORT	0	0	12	10	120.00	SF	21.30	21.30	100	2002	2002	3	21	537	
5	0525	GAZEBO	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2000	2000	3	29	1,450	
6	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1998	1998	3	83	1,660	
7	0940	SHEDS/PORT	0	100	16	10	160.00	SF	18.30	18.30	100	1998	1998	3	20	586	
8	0681	POLE SHED	0	100	30	12	360.00	SF	11.25	11.25	100	2010	2010	3	64	2,592	

LAND DESCRIPTION

TOTAL OB/XF 6,825

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	005000	C	RURAL HOME	100	0005	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	60,000							
2	005500	A	TIMBER 2 SI	0			0.00	0.00	6.00	AC		1.00	1.00	1.00	550.00	550.00	3,300							
3	005600	A	TIMBER 3 SI	0			0.00	0.00	17.80	AC		1.00	1.00	1.00	410.00	410.00	7,298							
4	009910	M	MKT.VAL.AG	0			0.00	0.00	23.80	AC		1.00	1.00	1.00	14,000.00	14,000.00	333,200							

REVIEW DATE 12/21/2022 BY WWA Total Acres: 25.80 Total Land Value: 70,598 Market: 333,200 Agricultural: 10,598 Common: 60,000 PRINTED 08/02/2023 BY SYS

PT SW1/4 OF NW1/4 & PT OF
SE1/4 OF NW1/4 OF
SEC 19-1N-23E IN OR 1588/1933

BRYAN RHONDA & BRYAN RUSTY D/BLACK EVELYN C
3282 BATTEN ROAD
BRYCEVILLE, FL 32009

2023

19-1N-23-0000-0005-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
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Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

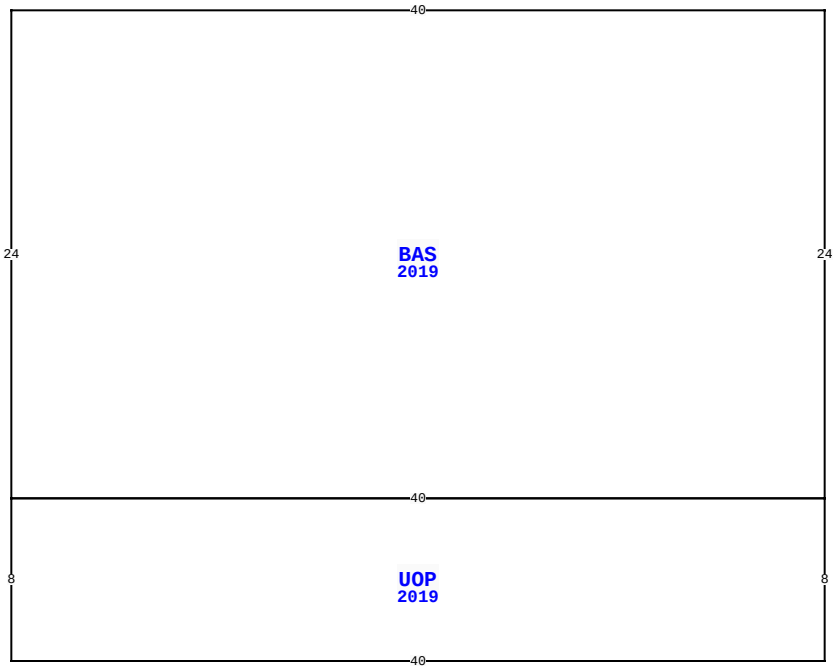
DOR CODE 5000 IMPROVED AG
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	960	39,846
UOP	320	25	80	3,321
TOTALS	1,280		1,040	43,167

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0832	02	1,040	122.8000	79.82	83,013	2002	2002	0	0	0	48.00	52.00

2 MH 94NO RP – 0% - 2009 Heated Area: 960 HX Base Yr



BLD DATE	03/20/2009 DJ
XF DATE	
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3282 BATTEN RD, BRYCEVILLE

NASSAU COUNTY PROPERTY

PAGE 2 of 2 6

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INCOME VALUE		
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GRANTEE: BRYAN RHONDA & REST						
1588/1933	10/10/2008	WD	U	V	01	100
GRANTOR: BRYAN RHONDA						
GRANTEE: BRYAN RHONDA & REST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W40 S24 UOP=[YR=2019] S8 E40 N8 W40$ E40 N24$.

EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 12/21/2022 BY WWA Total Acres: 25.80 Total Land Value: 70,598 Market: 333,200 Agricultural: 10,598 Common: 60,000 PRINTED 08/02/2023 BY SYS